



# Board of Adjustment Staff Report

Meeting Date: June 5, 2014

Subject: Special Use Permit Case Number SB14-011  
Applicant(s): RESC, LLC  
**Agenda Item Number: 8.G.**  
Project Summary: To permit the storage of operable vehicles on a parcel zoned General Commercial.  
**Recommendation: Approval with Conditions**  
Prepared by: Eva M. Krause - AICP, Planner  
Planning and Development Division  
Washoe County Community Services Department  
Phone: 775.328.3796  
E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

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## Description

**Special Use Permit Case Number SB14-011 (RESC, LLC)** – To permit Storage of Operable Vehicles on a property zoned General Commercial.

- Applicant: RESC, LLC
- Property Owner: RESC, LLC
- Location: 14810 Kivett Lane, Reno
- Assessor's Parcel Number: 017-055-32
- Parcel Size: ±1.179
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Southeast Truckee Meadows, Toll Road CMA
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 302, Allowed Uses; Article 810 Special Use Permit
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 27, T18N, R20E MDM, Washoe

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**Special Use Permit**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “*Operational Conditions*”. These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number SB14-011 are attached to this staff report and will be included with the Action Order.



Vicinity Map

**Project Evaluation**

The proposed location for the storage facility is 14810 Kivett Lane. The applicant has already installed a fence around the property and begun to store vehicles on the property. Code Enforcement staff contacted the applicant and informed him that a special use permit is required for this use.

The subject property is located in a small commercial node that fronts State Route 341 (Geiger Grade). Access to the property comes off of Kivett Lane, across the abutting property. The Southeast Truckee Meadows Area Plan identifies Geiger Grade as A4M, (Arterial, 4 lanes, Moderate Control) which provides easy access to Kivett Lane, so commercial vehicles do not access the site through residential areas.

The properties that abut the east and west side of the subject parcel are developed or under construction as commercial uses. The rear of the property abuts a private residential street. Across Geiger Grade there is a religious facility and a computer center.

The applicant is proposing to landscape the property perimeter, but not to pave the storage area. The applicant states that track vehicles and equipment need to be stored on gravel, not asphalt, and that gravel parking areas are typical and standard for all of the existing business on the south side of Geiger Grade. In addition, the adjoining County roads around the site are not paved.

Staff does not support the use of the property for operable vehicle storage unless the site is developed to commercial standards for the following reasons:

- The Toll Road character is identified as suburban residential with a small amount of neighborhood serving commercial along Geiger Grade. Developing the site to less than commercial standards is not compatible with the surrounding residential uses and does not support the community character.
- During the site, visit staff was able to see three RVs, a commercial-type truck, moving trailers (similar to Penske or U-haul trailers) and only one track vehicle on site.
- The unpaved streets are private property, not County owned.
- The Southeast Truckee Meadows Area Plan encourages the paving of dirt roads, therefore allowing new uses or roads to be developed as unpaved is not consistent with the goals of the Area Plan.
- The existing developments in the area that are unpaved are legal non-conforming developments. If they were to change use they would also have to bring their property up to current commercial standards. To allow new development to waive code requirements because there are legal non-conforming developments in the area would defeat the intent and purpose of the Code, as well as the Area Plan.
- Parking areas in the surround new commercial developments are paved.
- The applicant's request to not pave the storage area is in direct conflict to the Southeast Truckee Meadows Area Plan, which calls for paving the unpaved streets and re-vegetating disturbed areas.

**SETM.11.5** Soils disturbed through the development process and left untreated for more than 30 days shall be re-vegetated or treated in a manner to prevent the blowing of soil from the site by wind or the movement of soil by precipitation. Drought tolerant/fire resistant plant species should be used where appropriate.

- Washoe County Development Code requires that parking areas be paved.

**Section 110.410.25 Design of Parking Areas.** The design standards for off-street parking facilities shall be as set forth in this section.

- e) **Surfacing.** All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the [Planning and Development Director.]

Staff is recommending approval of the proposed use only if the site is developed to commercial use standards, including but not limited to paving of all parking areas, lighting and landscaping standards.



**View of Property from Geiger Grade**

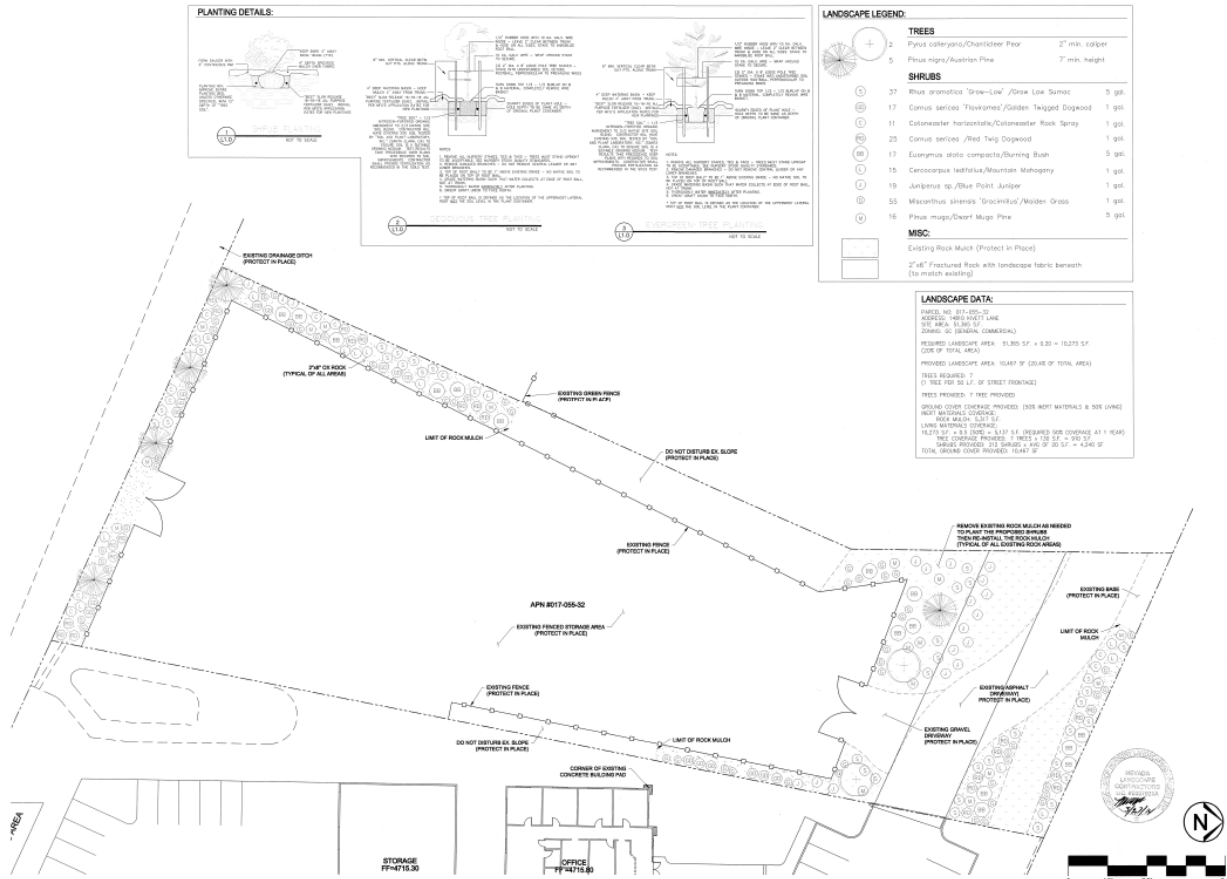
### **Landscaping**

The storage area is enclosed with a screening fence; landscaping is proposed around the exterior of the fence that can be seen from public streets. The landscaping, trees and fence on the rear of the property will create the required buffer between the business and the residential area across the street. Commercial developments require 20% coverage of developed area, and 1 tree for every 50 feet of street frontage. The landscape plan submitted conforms to the Development Code standards.

In addition to Washoe County Development Code, the Southeast Truckee Meadows Area Plan calls for a noxious weed control plan and dark sky lighting standards. Staff has included the following as a condition of approval:

- SETM.2.3 Site development plans for new subdivisions, commercial and public facilities in the Southeast Truckee Meadows planning area must submit and follow a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.

SETM.2.2 The installation of new streetlights will be minimized and if approved will be for safety reasons. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.



### Landscape Plan

(Prepared by Garden Shop, Landscape Nursery Division)

### South Truckee Meadows/Washoe Valley Citizen Advisory Board

The applicant did not attend, and did not send a representative to the regularly scheduled Citizen Advisory Board meeting on May 8, 2014. **Exhibit B** is the CAB summary submitted by the recording secretary. The summary contains comments about the following:

- One CAB member suggesting denial because there was no one in attendance to answer their questions;
- The applicant is a “game player”;
- The CAB did not make a recommendation because they couldn’t get their questions answered;
- Parking trucks on the property is not inconsistent with the surrounding uses.

## Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
  - Planning and Development Division
  - Building and Safety Division
  - Engineering and Capital Projects
  - Water Resources
- Washoe County Health District
  - Vector-Borne Diseases Division
  - Environmental Health Division
  - Air Quality
- Regional Transportation Commission
- Nevada Department of Transportation
- Truckee Meadows Fire Protection District

Six out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Planning and Development addressed landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.  
Contact Eva Krause, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)
- Truckee Meadows Fire Protection District requires that the facility comply with all applicable requirements of Washoe County Code 60 (fire codes).  
Contact Amy Ray, 775.326.6005, [aray@tmfpd.us](mailto:aray@tmfpd.us)
- Capital Projects had no comments or conditions.  
Contact Leo Vesely, 775.325.8032, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)
- Environmental Health had no comments or conditions.  
Contact James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)
- Vector Control had no comment of conditions.  
Contact Jim Shaffer, 775.785.4599, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)
- Sheriff's Department had no comments or conditions.  
Contact Captain Duane Meyer, 775.328.3353, [dmeyer@washeocounty.us](mailto:dmeyer@washeocounty.us)



### **Staff Comment on Required Findings**

Section 110.810.30 of Article 810, *Special Use Permits*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

*Staff Comment: The Master Plan map identifies the property as Commercial. The Development suitability map indicates that the property is most suitable for development. The property is located in the Toll Road Character Management Area and is zoned General Commercial. The recommended Conditions of Approval are required to make the proposal consistent with Development Code requirements and the Southeast Truckee Meadows Area Plan Goals and Policies as they relate to the Toll Road Character Management Area.*

2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

*Staff Comment: The property fronts on Geiger Grade, an arterial highway, which provides access to the property without entering the surrounding residential areas. The utilities and necessary facilities are in place to serve the commercial use. The use does not create demands for additional facilities.*

3. **Site Suitability.** That the site is physically suitable for Storage of Operable Vehicles, and for the intensity of such a development.

*Staff Comment: The site is large enough, is relatively level, does not need significant grading, and is properly zoned for the proposed use. Once the Conditions of Approval are met the site will be suitable for vehicle storage.*

4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

*Staff Comment: The use does not propose a significant detriment to the public or the adjacent property owners. Failure to develop the property to development code and area plan standards would be detrimental to the character of the surrounding area.*

5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*Staff Comment: There are no military installations in the surrounding area.*

## **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB14-011 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

## **Motion**

*I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions, Special Use Permit Case Number SB14-011 for RESC, LLC having made all five findings in accordance with Washoe County Development Code Section 110.810.30:*

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability.** That the site is physically suitable for storage of operable vehicles, and for the intensity of such a development if the site is developed to commercial standards and conforms to the Southeast Truckee Meadows Character Statement;
4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

## **Appeal Process**

As provided in WCC Section 110.810.50, an appeal to the Board of County Commissioners may be taken within ten days from the filing of the Action Order. Board of Adjustment action will be effective ten days after the Action Order date unless the action is appealed, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Property owner: RESC, LLC, Randy Soule

Staff Report xc: Amy Ray, Fire Marshal; South Truckee Meadows/Washoe Valley CAB, Chair; Lora Barretta



# Conditions of Approval

Special Use Permit Case Number SB14-011

The project approved under Special Use Permit Case Number SB14-011 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 5, 2014. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Development Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Development Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development Division**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva M. Krause, 775.328.3796, [EKrause@washoecounty.us](mailto:EKrause@washoecounty.us)

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. The applicant shall bring the property into conformance with all Development Code standards for a commercial use, including but not limited to paving, parking, lighting, and landscaping standards.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. All parking and storage areas shall be provided with exterior lighting installed in such a way as to prevent spillover lighting onto adjoining properties, in conformance to the Washoe County Development Code, Section 110.410.25 (g) Lighting, and current “dark-sky” standards.
- g. All parking areas shall be paved in conformance with Washoe County Development Code, Section 110.410.25 (e) Surfacing.
- h. The applicant shall submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.

- i. The following **Operational Conditions** shall be required for the life of the business:
  1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year. A use shall become inactive if a business cease operation and/or fails to maintain a valid business license.
  2. Failure to comply with the Conditions of Approval shall render this approval null and void.
  3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  4. All vehicles stored on the property shall be maintained in operable condition.
  5. All operable vehicles shall be stored within the fence and paved area.
  6. All landscaping shall be maintained in a living condition. Landscaping material that dies shall be replaced. Replacement size shall increase in relation to anticipate growth at time of replacement.

**Truckee Meadows Fire Protection District**

2. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Amy Ray, Fire Marshal 775.326.6005, [aray@tmfpd.us](mailto:aray@tmfpd.us)

- a. All requirements of Washoe County Code Chapter 60 that applies to this facility shall be met. This includes, but is not limited to:
  - i. 20 foot access to the facility;
  - ii. Maintenance of defensible space in conformance to the Wildland Urban Interface code;
  - iii. Maintaining access through the facility, as show on the submitted plan.

\*\*\* End of Conditions \*\*\*



## South Truckee Meadows/Washoe Valley Citizen Advisory Board

### MEMORANDUM

To: Eva Krause, Staff Representative  
From: Allayne Donnelly-Everett, Administrative Recorder  
Re: Special Use Permit SB14-011 RESC LLC  
Date: May 19, 2014

**Special Use Permit Case Number SB14-011 (RESC, LLC)** Neither the applicant nor the applicant's representative was available to present the request to permit storage of Operable Vehicles on property zoned General Commercial (GC) on a ±1.179 acre property located at 14810 Kivett Lane, in the Toll Road Character Management Area. Section 27, T18N, R20E MDM, Washoe County, RESC, LLC Randy Soule (775) 852-9455 x103 or [randy@encoreenv.com](mailto:randy@encoreenv.com) Applicant/Property Owner, Staff Representative: Eva Krause, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us) 775-328-3796 This application is tentatively scheduled to be heard by the Board of Adjustment, Thursday, June 5, 2014. **MOTION:** Tom Judy moved to make no recommendation of SB14-011 because there was no formal presentation nor was the applicant available to address questions and concerns. Eric Scheetz seconded the motion. The motion carried unanimously.

#### **Comments and Concerns**

- Patricia Phillips suggested recommending denial of the application since the applicant did not feel it important enough to be available to address questions and concerns.
- Jim Rummings stated that he previewed the property and the application is not inconsistent with the parking of trucks on the site as well as on adjacent property.
- Brad Stanley stated concern that citizens are not able to get their questions and concerns addressed by the applicant.
- Ms. Phillips asked if the CAB should make a recommendation when we do not have all of the information.
- Tom Judy stated that presentation of applications to Washoe County does have time constraints for presentation to the Board of Adjustment. Mr. Judy asked members of the CAB if they have previewed the application published on the Washoe County web-site.
- Concerns were raised whether adjacent neighbors have been advised of this application.
- Ginger Pierce stated that she has worked with Randy Soule, applicant, and Ms. Pierce stated that 'he is a game player' who knows how to get what he wants without following the directions.

cc: Commissioner David Humke  
Tom Judy, Acting Chair  
Sarah Tone, Community Outreach Coordinator  
Al Rogers, Director of Management Services  
Nancy Leuenhagen, Community Relations Manager  
Andrea Tavener, CAB Program Assistant

Amy Ray  
*Fire Marshal*



Tim Leighton  
*Division Chief*

Charles A. Moore  
*Fire Chief*

May 8, 2014

Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

Re: Special Use Permit Case Number: SB 14-011 – RESC, LLC

The Truckee Meadows Fire Protection District (TMFPD) will require compliance with Washoe County Code 60. All requirements of Chapter 60 that apply to this facility shall be met, which include conditions such as 20 foot access to the facility and maintenance of defensible space in conformance with the Wildland Urban Interface Code. Access through the facility, as shown on the plans, shall be maintained for fire department access.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray  
Fire Marshal

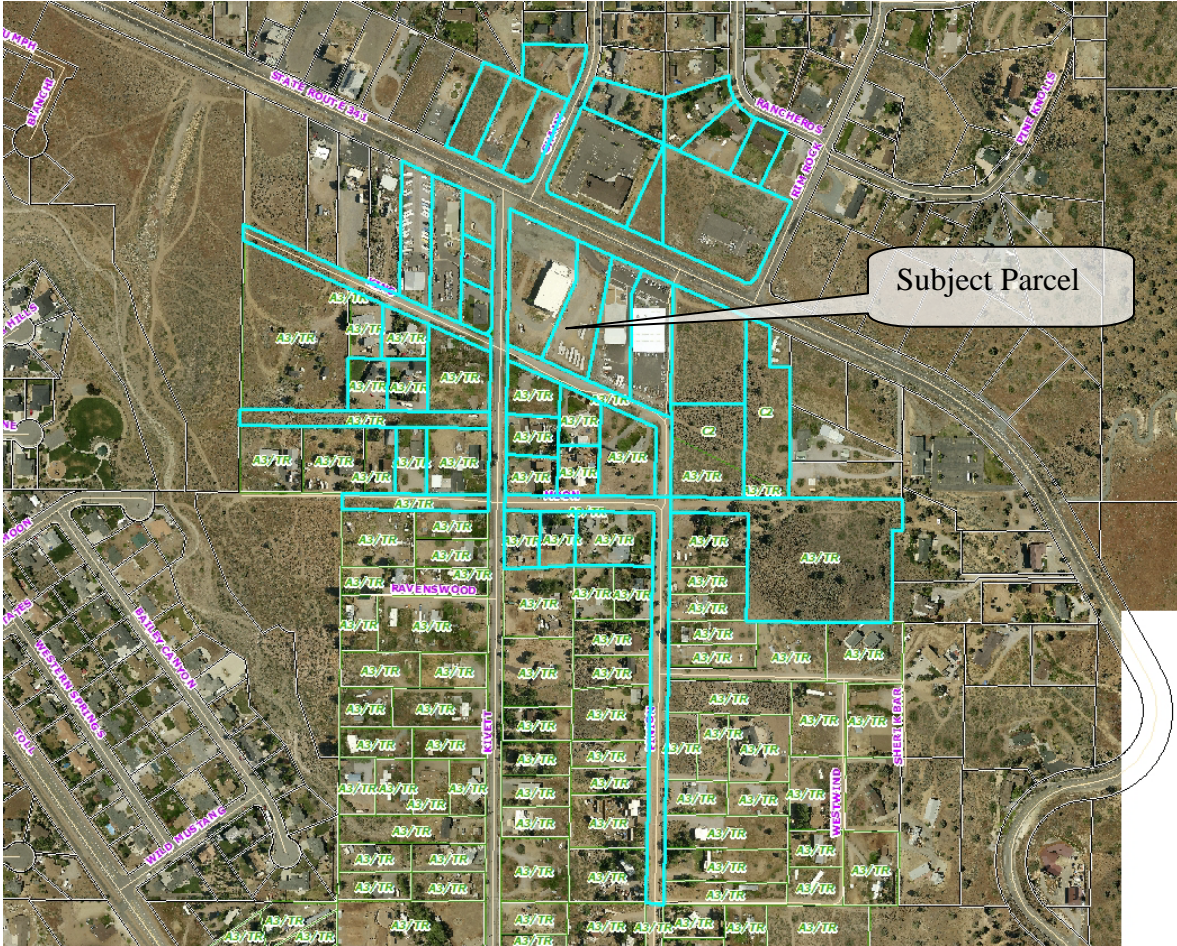
**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520  
Office 775.326.6000 Fax 775.326.6003

**SB14-011  
EXHIBIT C**

**Public Notice**

A public notification is required to be mailed to at least 30 separate property owners within a minimum 500 foot radius of the subject property at least 10 days before the public hearing date. Public notification for Special Use Permit Case Number SB14-011 was mailed to 35 separate property owners within a 500 foot radius of the subject property.



**Public Notice Map**



Community Services Department  
Planning and Development  
SPECIAL USE PERMIT APPLICATION



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: RESC, LLC			
Project Description: Request for a Washoe County Board of Adjustment Special Use Permit to change the Description: commercial use type of the property to "Storage of Operable Vehicles"			
Project Address: 14810 Kivett Lane, Reno NV 89521			
Project Area (acres or square feet): 51365 SF			
Project Location (with point of reference to major cross streets AND area locator): Between 1595 SR-341 / 14830 Kivett Lane with access off of Geiger Grade. Neighborhood: EDCQ			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-055-32	1		
Section(s)/Township/Range: SE 1/4 of Sec 27 & NE 1/4 of Sec 34 - T18N - R20E			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: RESC, LLC		Name:	
Address: 14830 Kivett Lane		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: (775) 852-2295	Fax: 852-9455	Phone:	Fax:
Email: randy@encorenv.com		Email:	
Cell: 775-762-2797	Other:	Cell:	Other:
Contact Person: Randy Soule		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: RESC, LLC		Name:	
Address: 14830 Kivett Lane		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: (775) 852-2295	Fax: 852-9455	Phone:	Fax:
Email: mike@encorenv.com		Email:	
Cell: 775-	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

The property has been used since date of purchased as personal storage for various pieces of equipment and vehicles (see attached aerial photo). RESC was unaware that a specific permit was required by Washoe Co, and in response to a complaint filed with Washoe Co about the property, RESC is now proceeding with the necessary permit requirements.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The property was recently fenced, with a permit for the fence issued. No other existing or planned structures will be used for this permit.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Please see response on separate sheet.

4. What is the intended phasing schedule for the construction and completion of the project?

The only necessary addition to the property is to add landscaping to meeting requirements. The planned added landscaping is shown on the landscaping plans and will be completed within 60 days of permit issuance.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The proposed permitted use is identical to the ongoing use the property has enjoyed for the past 5 plus years. As such, the current physical characteristics of the property is already ideally suited for the proposed permitted use. The required improvements will enhance this property. In addition, the nearby properties to the west and east do not meet the standards being requested by Washoe Co for this property.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The two adjacent properties to the east are also owned by the same owner of RESC and so all 3 properties would then be properly permitted. The properties to the south would see an extension of the fencing and landscaping that is already a part of the two adjacent properties to the east. The properties to the west and north would be improved by the slated fencing and landscaping. Their property values would be raised since this would make the nicest facility on Geiger even better.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

There should be no negative impacts as this is a procedure to permit the property in the same manner as the property has already been being used for the past five plus years. This property is being used in a manner consistent with the neighborhood.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

None

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

None, but also see response to questions 3 should a parking space be required by Washoe Co.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Trees and shrubs are proposed on the south and north edge of the property and are shown on the landscaping plans.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signs or lighting will be installed.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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NURSERY  
LANDSCAPING  
DIVISION

1978 FRAZER AVE  
SPARKS, NV 89431-5532

PH: (775) 358-3080  
FAX: (775) 358-3084  
gs@mike@sbcbglobal.net

NV LIC # 0027921A  
NV LIC # 0054065  
NV LIC # 0072022  
CA LIC # 941583

Revisions:		
#	Date:	Comments:

Contact:  
**RESC**

Plans for Design Build:  
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Drafted by: **GSJ** Reviewed by: **MJW**

Issue Date: **3-18-14**  
Issue for Special Use Permit Review

Plot Date: **3-18-14**

Project Name:  
**RESC  
14810 Kivett Lane**

Landscape & Irrigation

Site Address:  
**14810 Kivett Lane  
Washoe County, Nevada  
APN # 017-055-32**

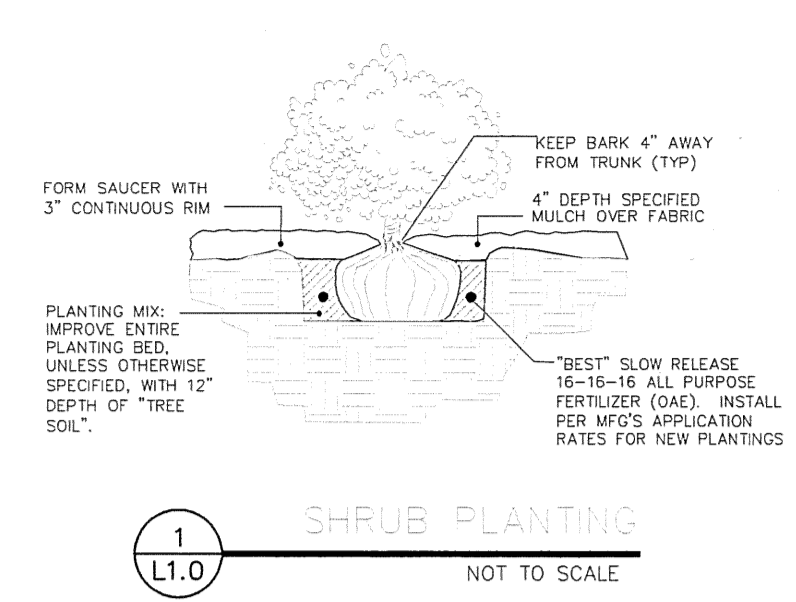
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**1/16" = 1'-0"**

Page:  
**Landscape Plan**

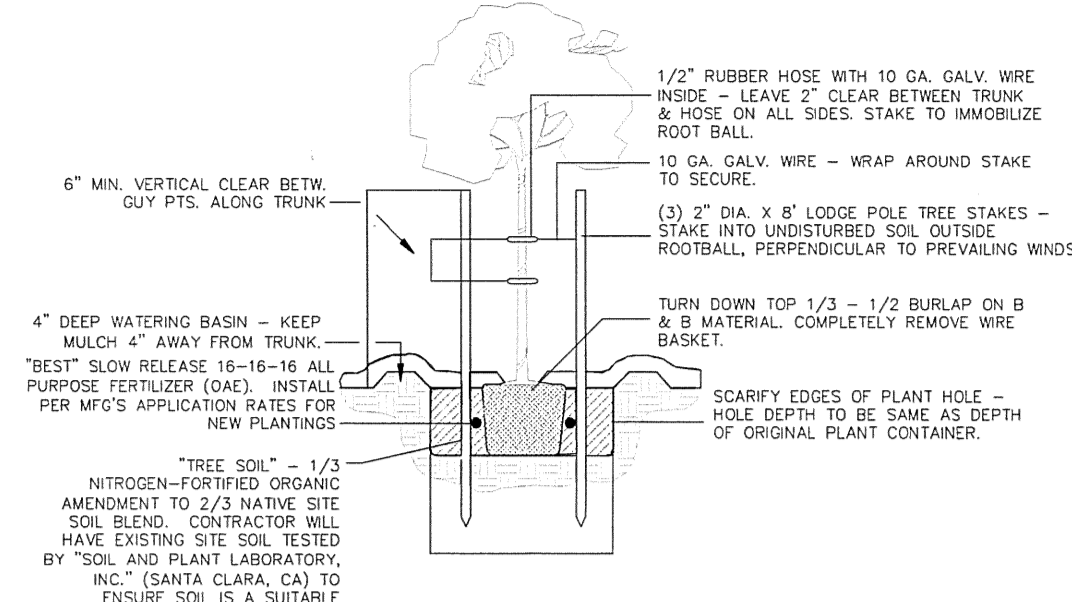
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**L1.0**

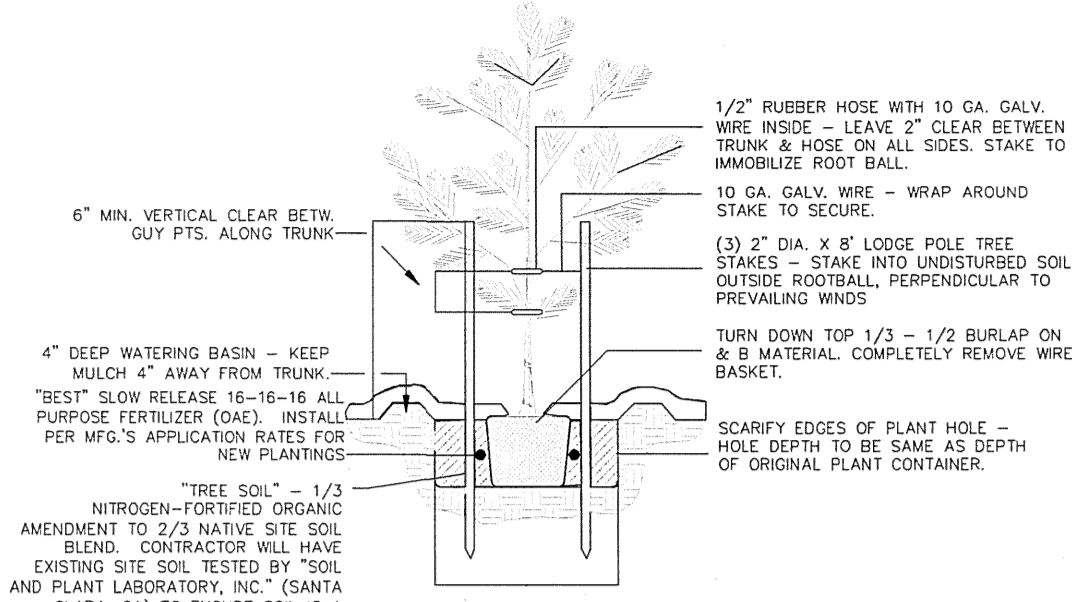
**PLANTING DETAILS:**



1 L1.0 NOT TO SCALE



2 L1.0 NOT TO SCALE



3 L1.0 NOT TO SCALE

**LANDSCAPE LEGEND:**

TREES		
+	2	Pyrus calleryana/Chanticleer Pear 2" min. caliper
5	5	Pinus nigra/Austrian Pine 7' min. height
SHRUBS		
S	37	Rhus aromatica 'Grow-Low' /Grow Low Sumac 5 gal.
GD	17	Cornus sericea 'Flaviramea' /Golden Twigged Dogwood 1 gal.
C	11	Cotoneaster horizontalis/Cotoneaster Rock Spray 1 gal.
RD	25	Cornus sericea /Red Twig Dogwood 1 gal.
BB	17	Euonymus alata compacta/Burning Bush 5 gal.
L	15	Cercocarpus ledifolius/Mountain Mohogany 1 gal.
J	19	Juniperus sp./Blue Point Juniper 1 gal.
G	55	Miscanthus sinensis 'Gracimillus' /Maiden Grass 1 gal.
M	16	Pinus mugo/Dwarf Mugo Pine 5 gal.
MISC:		
---		Existing Rock Mulch (Protect in Place)
---		2"x6" Fractured Rock with landscape fabric beneath (to match existing)

**LANDSCAPE DATA:**

PARCEL NO: 017-055-32  
ADDRESS: 14810 KIVETT LANE  
SITE AREA: 51,365 S.F.  
ZONING: GC (GENERAL COMMERCIAL)

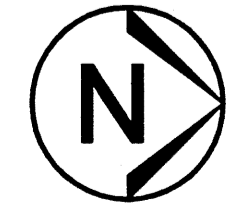
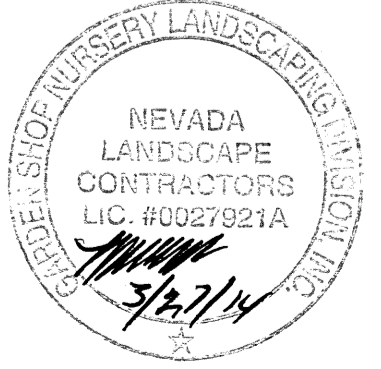
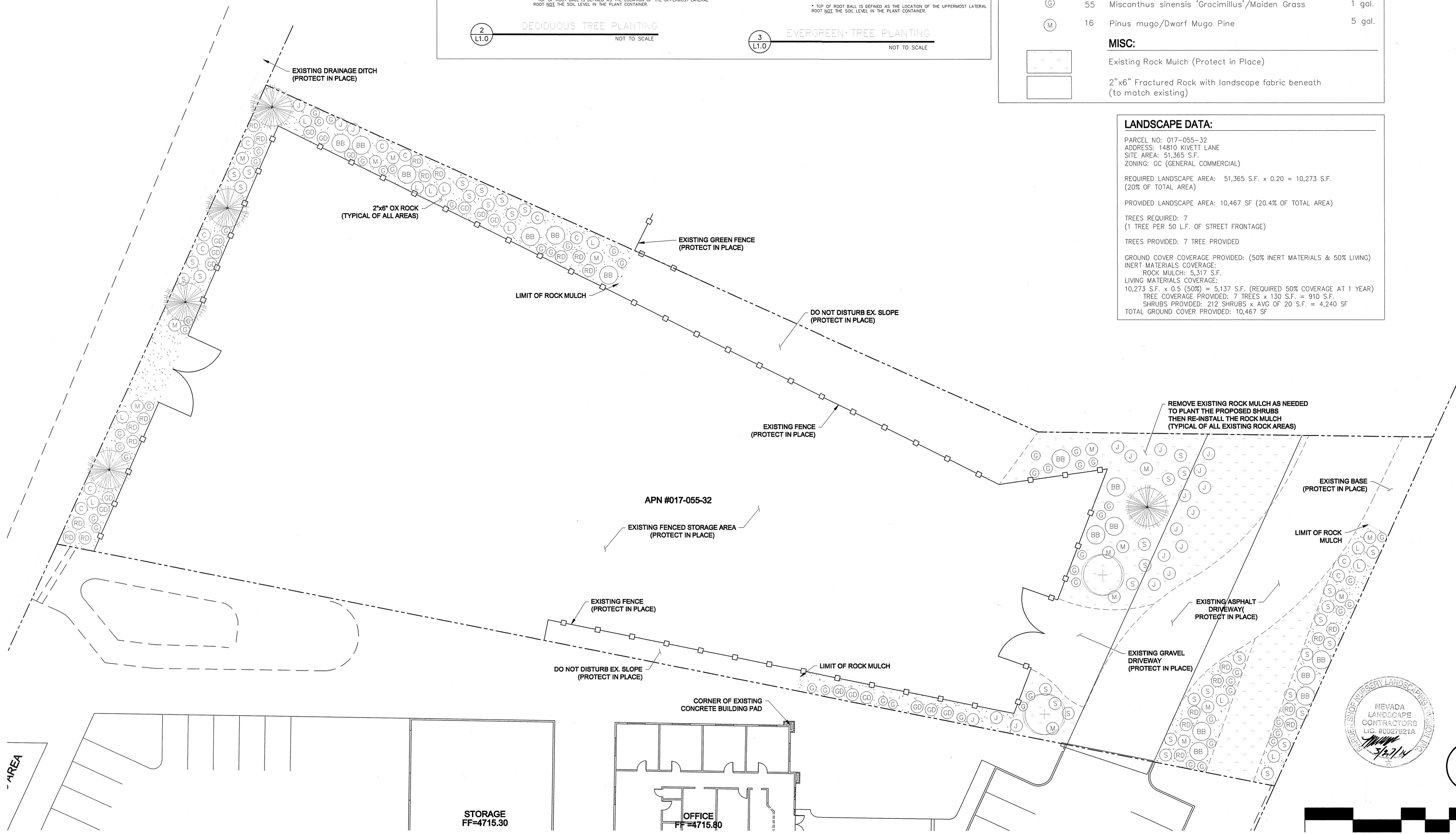
REQUIRED LANDSCAPE AREA: 51,365 S.F. x 0.20 = 10,273 S.F. (20% OF TOTAL AREA)

PROVIDED LANDSCAPE AREA: 10,467 SF (20.4% OF TOTAL AREA)

TREES REQUIRED: 7  
(1 TREE PER 50 L.F. OF STREET FRONTAGE)

TREES PROVIDED: 7 TREE PROVIDED

GROUND COVER COVERAGE PROVIDED: (50% INERT MATERIALS & 50% LIVING)  
INERT MATERIALS COVERAGE:  
ROCK MULCH: 5,317 S.F.  
LIVING MATERIALS COVERAGE:  
10,273 S.F. x 0.5 (50%) = 5,137 S.F. (REQUIRED 50% COVERAGE AT 1 YEAR)  
TREE COVERAGE PROVIDED: 7 TREES x 130 S.F. = 910 S.F.  
SHRUBS PROVIDED: 212 SHRUBS x AVG OF 20 S.F. = 4,240 SF  
TOTAL GROUND COVER PROVIDED: 10,467 SF



STORAGE  
FF=4715.30

OFFICE  
FF=4715.80



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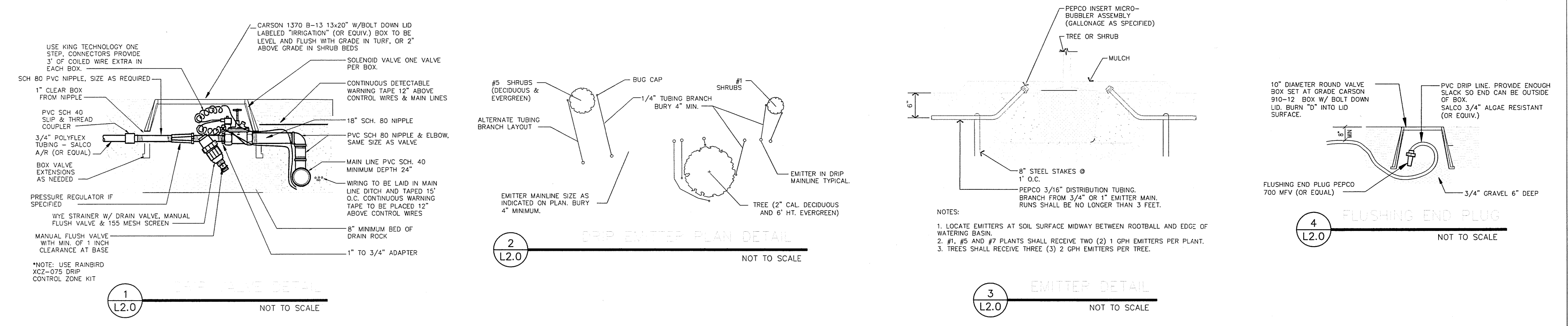
Scale: 1/16" = 1'-0"

Page: Irrigation Plan

Sheet:

**L2.0**  
of 2

**IRRIGATION DETAILS:**



**IRRIGATION LEGEND:**

**IRRIGATION:**

- IRRIGATION CONTROLLER: EXISTING CONTROLLER
- EXISTING WATER METER
- MANUAL DRAIN/VALVE: 3/4" BRASS GATE VALVE. (GRINNELL OR OAE) INSTALL AT ALL LOW POINTS ALONG MAINLINE
- EXISTING REDUCED PRESSURE TYPE BACKFLOW PREVENTER
- BRASS GATE VALVE (GRINNELL OR OAE) FOR MAINLINE ISOLATION. SAME SIZE AS MAINLINE.
- DRIP VALVE ASSEMBLY: RAIN BIRD XCI-100CCM CONTROL ZONE KIT, PROVIDE PRESSURE REGULATION PER MFG.'S RECOMMENDATIONS. NOTE: DRIP VALVE LOCATION AND QUANTITY IS APPROX. CONTRACTOR SHALL PROVIDE DRIP VALVES AND TUBING AS NEEDED TO IRRIGATE ALL TREES AND SHRUBS INDICATED ON THE PLANTING PLANS.
- VALVE I.D. - STATION #, VALVE SIZE, AND APPROX. G.P.M.
- SCH. 40 PVC MAINLINE - 1"
- 3/4" PEPCO POLY IRRIGATION TUBE W/ FLUSHING END PLUG

**SLEEVES:** ALL SLEEVES UNDER DRIVE WAYS AND PARKING LOTS SHALL BE SCH. 40 PVC. SLEEVES UNDER SIDEWALKS, ETC. SHALL BE FIELD LOCATED BY CONTRACTOR, SLEEVE SIZE TO BE 2x SIZE OF THE PIPE DIAMETER THAT IS TO BE SLEEVED. PROVIDE ONE SLEEVE PER PIPE AND ONE SLEEVE FOR WIRING.

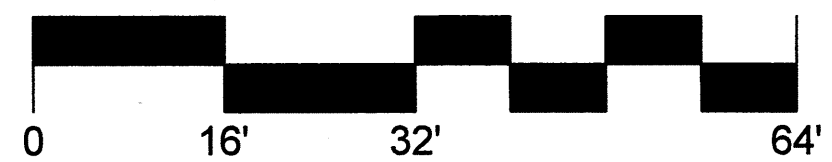
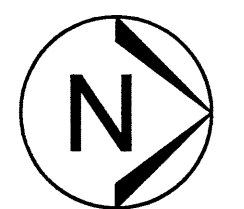
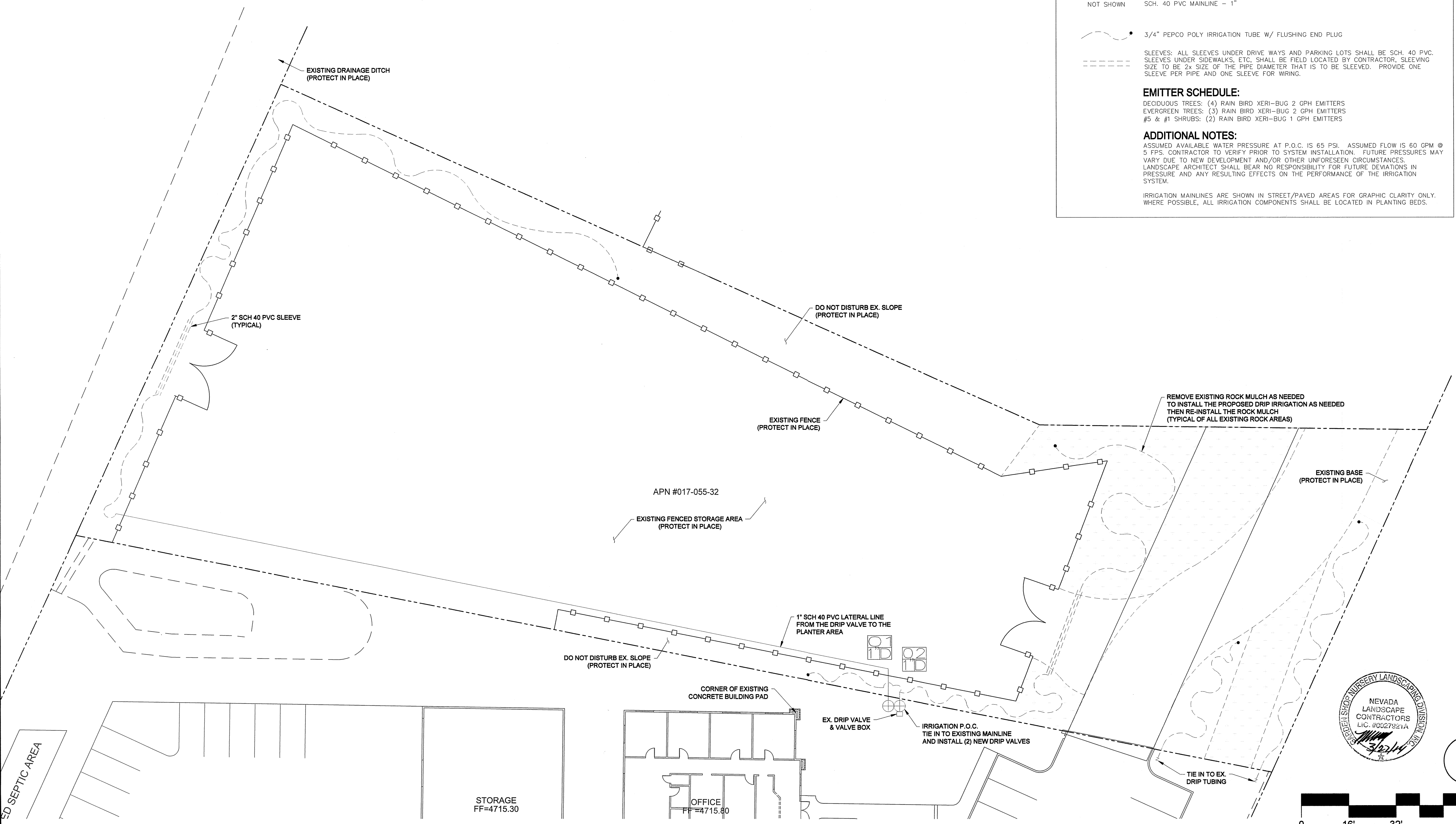
**EMITTER SCHEDULE:**

DECIDUOUS TREES: (4) RAIN BIRD XERI-BUG 2 GPH EMITTERS  
EVERGREEN TREES: (3) RAIN BIRD XERI-BUG 2 GPH EMITTERS  
#5 & #1 SHRUBS: (2) RAIN BIRD XERI-BUG 1 GPH EMITTERS

**ADDITIONAL NOTES:**

ASSUMED AVAILABLE WATER PRESSURE AT P.O.C. IS 65 PSI. ASSUMED FLOW IS 60 GPM @ 5 FPS. CONTRACTOR TO VERIFY PRIOR TO SYSTEM INSTALLATION. FUTURE PRESSURES MAY VARY DUE TO NEW DEVELOPMENT AND/OR OTHER UNFORESEEN CIRCUMSTANCES. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR FUTURE DEVIATIONS IN PRESSURE AND ANY RESULTING EFFECTS ON THE PERFORMANCE OF THE IRRIGATION SYSTEM.

IRRIGATION MAINLINES ARE SHOWN IN STREET/PAVED AREAS FOR GRAPHIC CLARITY ONLY. WHERE POSSIBLE, ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN PLANTING BEDS.



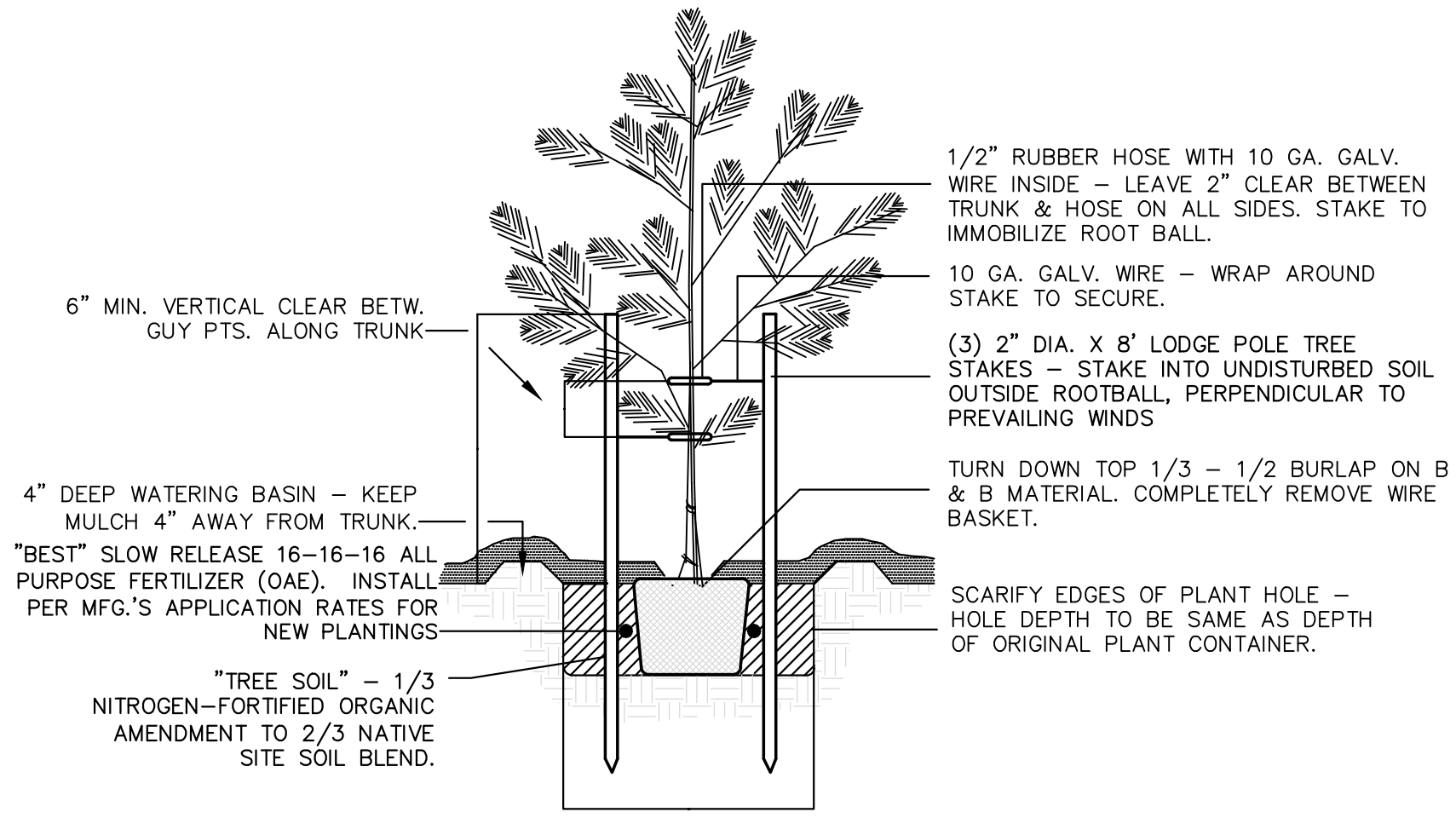


**PROPERTY NOTES:**

1. NO WELL OR WELL HOUSE ON PROPERTY.
2. NO SEPTIC SYSTEM OR SEWER ON PROPERTY.
3. NO OVERHEAD UTILITIES ON PROPERTY.
4. NO PROMINANT LANDMARKS, ROCK OUTCROPPINGS, OR NATURAL FOLIAGE ON PROPERTY.
5. PROPERTY IS LOCATED IN ZONE X ON THE FEMA MAP 32031C3263G
6. THE PROPERTY HAS BEEN DEVELOPED IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

**EASEMENT NOTES:**

- \* PER PARCEL MAP 4426A
- \*\* PER DOCUMENT NO. 307751 & 307752, QUITCLAIM PER DOCUMENT NO. 3243428

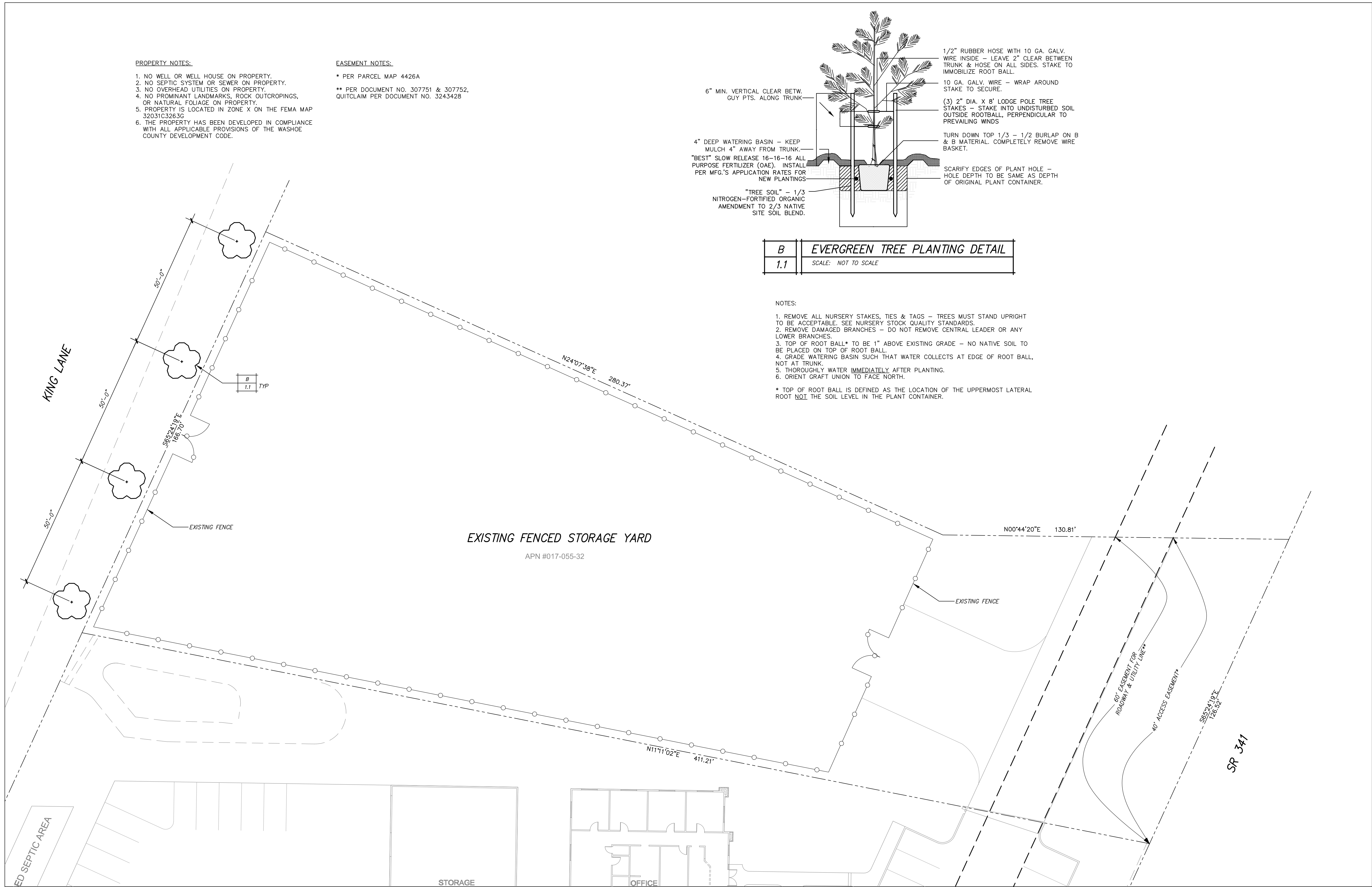


<b>B</b>	<b>EVERGREEN TREE PLANTING DETAIL</b>
1.1	SCALE: NOT TO SCALE

**NOTES:**

1. REMOVE ALL NURSERY STAKES, TIES & TAGS - TREES MUST STAND UPRIGHT TO BE ACCEPTABLE. SEE NURSERY STOCK QUALITY STANDARDS.
2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.
3. TOP OF ROOT BALL\* TO BE 1" ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.
4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.
5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.
6. ORIENT GRAFT UNION TO FACE NORTH.

\* TOP OF ROOT BALL IS DEFINED AS THE LOCATION OF THE UPPERMOST LATERAL ROOT NOT THE SOIL LEVEL IN THE PLANT CONTAINER.



<b>A</b>	<b>OVERALL SITE PLAN</b>
1.1	SCALE: 1" = 200'

RESC

A SPECIAL USE PERMIT FOR:  
**RESC**  
 14810 KIVETT LANE  
 WASHOE COUNTY, NEVADA  
 APN #017-055-32

REVISIONS

**SHEET TITLE**  
 OVERALL SITE PLAN

DRAWN: MT  
 CHECKED: KSN  
 DATE: 11 SEPTEMBER 2013  
 JOB NUMBER: JP #07048

1.1

SB14-01  
EXHIBIT E

**PROPERTY NOTES:**

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**PHOTOS OF EXISTING GRADING OF STORAGE LOT**



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REVISIONS

**SHEET TITLE**  
 EXISTING GRADING OF STORAGE LOT

DRAWN: MT  
 CHECKED: KSN  
 DATE: 11 SEPTEMBER 2013  
 JOB NUMBER: JP #07048

1.2

A	<b>EXISTING GRADING OF STORAGE LOT</b>	
1.2	SCALE: 1" = 200'	

# Special Use Permit SB14-011

**RESC, LLC**

**Operable Vehicle  
Storage**

**Washoe County Board of  
Adjustment**

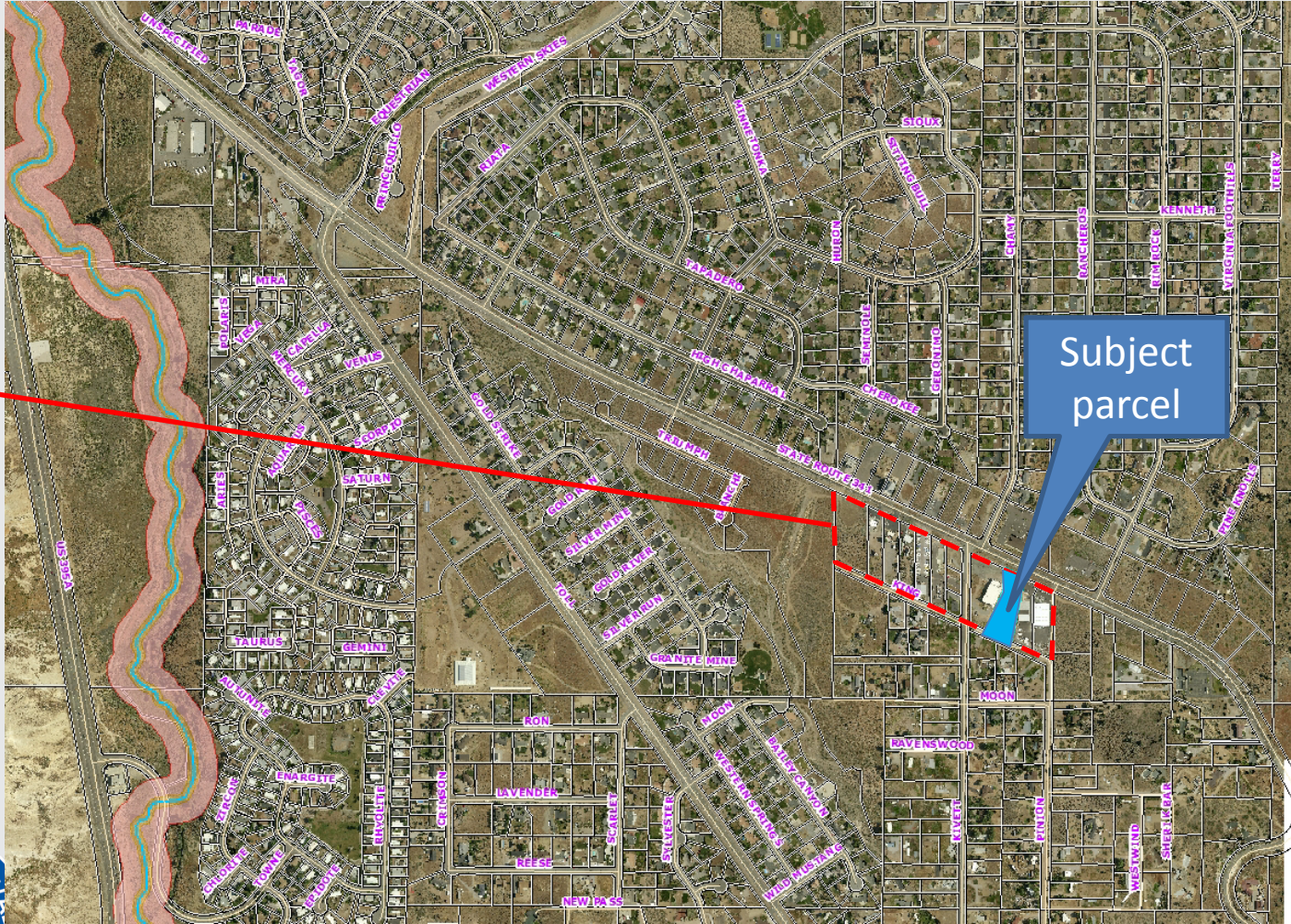
**June 5, 2014**



# Vicinity Map

General Commercial Zone

Subject parcel



# Analysis

- **Area is zoned General Commercial**
- **Accessed from State Route 341**
- **Landscape Plan conforms to Development Code for commercial development**
- **New development should be required to conform to commercial use standards**
- **Required screening is in place**

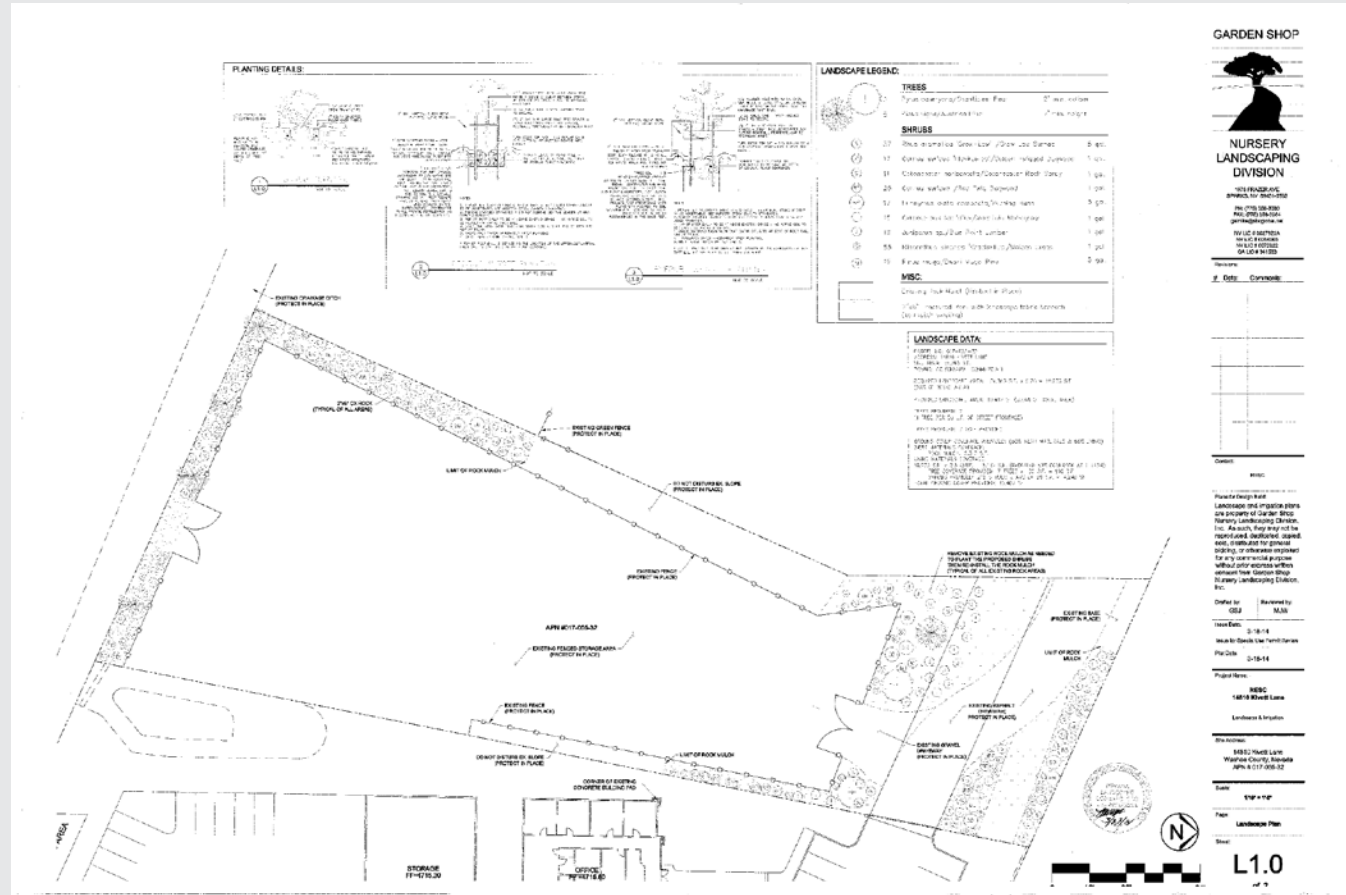


# Site



# Landscaping Plan

Landscaping plan conforms to development code standards



# Agency Comments

- **Planning and Development – must comply with development standards for commercial use.**
- **Located in Southeast Truckee Meadows Area Plan**
- **Truckee Meadows Fire Protection District – must comply with current fire codes**





# South Truckee Meadows/Washoe Valley Citizen Advisory Board

- Applicant did not appear so there was no one available to answer CAB or public's questions
- One board member recommended denial (no motion was made)
- Use is compatible with other uses in the area



# Findings

1. **Consistency.** That the proposed use is consistent with programs, policies, standards and maps;
2. **Improvements.** There are adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary improvements;
3. **Site Suitability.** Once developed to commercial standards the site will be physically suitable for storage of operable vehicles;
4. **Issuance Not Detrimental.** Once developed to commercial standards the issuance of the permit will not be significantly detrimental to the public health, safety or welfare or injurious to the property or improvements of adjacent properties;
5. **Effect on a Military Installation.** There are no military installations in the surrounding area.



# Conditions of Approval

- **Conform to approved plans**
- **Improve site to Development Code standards for commercial use**(paving, lighting, landscaping, etc.)
- **Conform to Southeast Truckee Meadow Area Plan Policies for noxious weed control and “dark-sky” lighting**
- **Meet all requirements of the Fire Code**



# Motion

- ***I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions, Special Use Permit Case Number SB14-011 for RESC, LLC having made all five findings in accordance with Washoe County Development Code Section 110.810.30.***

